



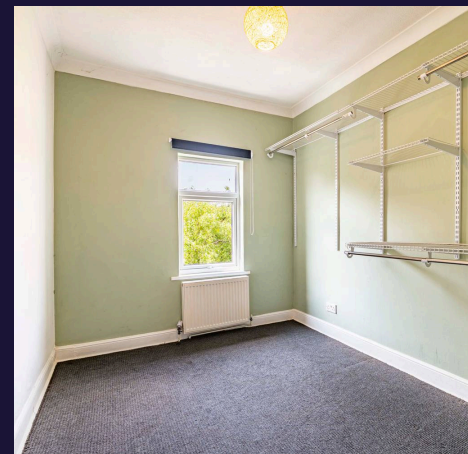
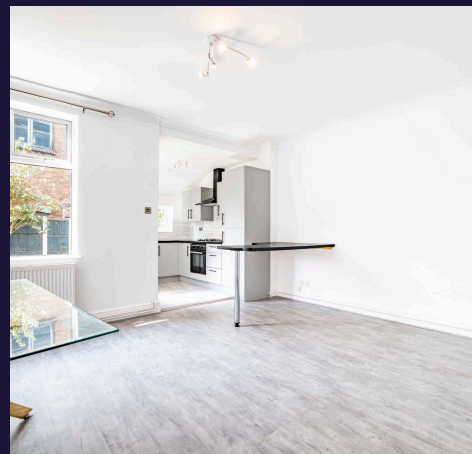
# Furlong Street, Arnold

Guide Price £200,000



Prepare to be impressed by this 3-bedroom end-of-terrace house, a modern family home nestled in the sought-after location of Arnold. Ideal for first-time buyers, this large Victorian end of terrace property boasts a converted basement room and accommodation spread over Four storeys. Step inside to discover the heart of the home - an inviting open plan kitchen diner, perfect for entertaining family and friends. The property is conveniently located close to Nottingham City Hospital, making it a practical choice for those working in the healthcare sector. This delightful residence features a private rear garden and is to be sold with no upward chain. This property presents an opportunity to move in hassle-free. Book your viewing today to truly appreciate all that this property has to offer.

- Modern Family Home
- Large Victorian End Of Terrace
- Sought After Location In Arnold
- Ideal For First Time Buyers
- Close To Nottingham City Hospital
- Private Rear Garden
- Converted Basement Room
- Open Plan Kitchen Diner
- Sold With No Upward Chain
- Accommodation Over Three Storeys
- Property Age Bracket: Victorian (1830 - 1901)
- Council Tax Band: A





### **Living Room**

12' 1" x 11' 3" (3.69m x 3.44m)

Bright and spacious lounge with dual aspect windows.

### **Kitchen/Diner**

16' 6" x 13' 2" (5.02m x 4.02m)

Modern kitchen diner with laminate flooring, grey wall and base units with integral appliances, extractor fan and breakfast bar with access to rear garden.

### **Basement**

7' 8" x 13' 5" (2.33m x 4.10m)

A converted basement is currently used as a utility space but boasts the potential to become a cinema room or additional family space.

### **Bedroom 1**

13' 10" x 12' 2" (4.22m x 3.70m)

Master bedroom with carpeted flooring and dual aspect windows.

### **Bedroom 3**

15' 3" x 10' 9" (4.65m x 3.28m)

Good-sized third bedroom with carpeted flooring and a window to the rear aspect.

### **Bedroom 2**

14' 0" x 13' 10" (4.27m x 4.21m)

Attic bedroom with carpeted flooring and a window to the front aspect.

### **Bathroom**

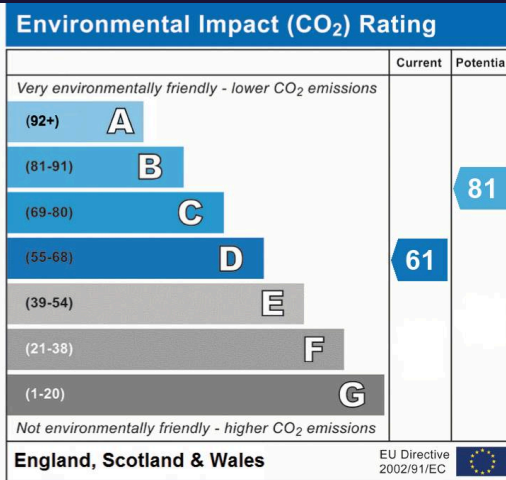
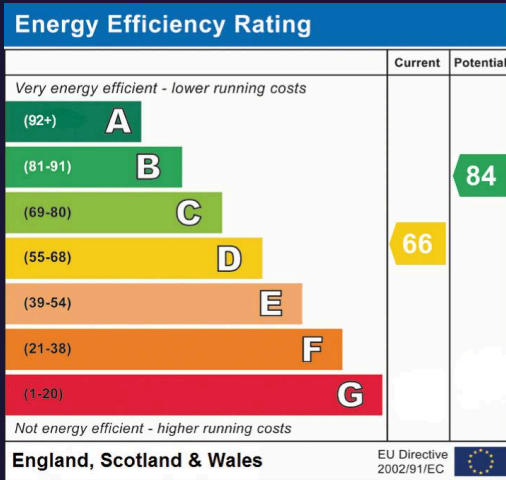
8' 10" x 10' 9" (2.68m x 3.28m)

Stylish bathroom with tiled walls and three-piece suite comprising panel bath with shower over and low-level W.C





GROSS INTERNAL AREA  
 FLOOR 1 20.6 m<sup>2</sup> FLOOR 2 42.0 m<sup>2</sup> FLOOR 3 39.4 m<sup>2</sup> FLOOR 4 17.1 m<sup>2</sup>  
 TOTAL : 119.1 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





# Comfort Estates

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